



## Summary of Cover



### **POLICY SUMMARY**

|                                   |   |
|-----------------------------------|---|
| Policy Number:                    | 2018CP000057  |
| Policyholder:                     | First Choice Homes Oldham Limited and/or subsidiary Companies       |
| Property Insured:                 | Any property owned leased or managed by First Choice Homes          |
| Period of Insurance:              | 1 <sup>st</sup> April 2018 to 31 <sup>st</sup> March 2019 inclusive |
| Buildings Sum Insured:            | £48,765,970   |
| Terrorism:                        | Insured   |
| Policy Excess:                    | £100 increasing to £1,000 for Subsidence                            |
| Property Owners Liability Limit:  | £10 million any one occurrence                                      |
| Property Owners Liability Excess: | £nil  |

The summary noted below provides the key cover and exclusions contained within your Insurance policy as arranged by your insurance advisor. The list of what is covered and what is excluded from cover is not exhaustive within this summary and for full details of your insurance terms and condition's refer to your Policy Documentation.

**This summary does not form part of your insurance contract.**

The policy includes the interest of the freeholder, head lessee, the owner or lessee of each property, shared owners, leaseholders, mortgagees, or other interested parties, including Mortgage Lender, in each individual building which has been declared to insurers and is covered by this insurance is noted.

### **1. BUILDINGS SECTION:**

The structure of the house, bungalow, flat, apartment, block of flats or commercial property owned by you, or for which you are legally responsible which has been declared to us and which we have accepted under this insurance including:

- Garages, greenhouse, sheds and outbuildings
- Statues and fountains cemented into the ground
- Aerials, satellite dishes and solar panels

| <b>Buildings Cover Available</b>              | <b>What is not covered</b>  |
|---|---|
| Fire, smoke, lightning, explosion, earthquake | -   |
| Storm or flood                                | Loss or damage caused by frost<br>A 10% reduction from each claim for each year of age in respect of loss or damage to fences and gates.<br>Loss or damage to swimming pools, tennis courts, paved terraces, patios, footpaths, drives, foundations unless the main structure of the building is damaged by the same cause at the same time |

|   |  |
|---|--|
| Freezing water in fixed water or fixed heating systems, escape of water from washing machines, dishwashers, fixed water or fixed heating systems or oil escaping from a fixed heating system        | <p>Loss or damage to the appliance or system itself from which the water escapes except where the damage is caused by freezing</p> <p>Loss or damage to swimming pools</p> <p>Subsidence, landslip or heave caused by escaping water</p>   |
| Riot, civil commotion, strike, labour or political disturbance  | Any claim reported to us more than 7 days after the date of the incident   |
| Malicious damage  | <p>Loss or damage caused by you</p> <p>The first 50% of each and every loss or the excess, whichever is the greater, for the cost of removing graffiti. This does not apply to graffiti within the building</p>  |
| Theft or attempted theft  | Loss or damage caused by you or any visitors to you or any immediate family  |
| Subsidence, heave or landslip of the site on which your buildings stand   | <p>Loss or damage related to solid floors unless the foundations of the outside walls are damaged by the same cause and at the same time.</p> <p>new structures bedding down.</p> <p>Loss or damage caused by coastal or river erosion.</p> <p>Loss or damage caused by or as a result of the <b>buildings</b> being under construction demolished, altered or repaired.</p> <p>Loss or damage which commenced or occurred before the inception of <b>Your</b> policy.</p> |
| Falling trees or branches   | -  |
| Falling aerials or satellite receiving equipment  | -  |
| Impact by flying objects, vehicles, trains, animals or aircrafts or anything dropped from them  | -  |
| Accidental damage to drains, pipes ,cables and underground tanks used to provide services to or from the buildings which you are legally responsible for  | Loss or damage caused by or from movement settlement or shrinkage of any part of the buildings or land belonging to the buildings  |
| Accidental breakage of fixed glass in doors or windows, ceramic hobs if fitted, sanitary ware, solar heating panels fixed to or forming part of the building or within the boundary of the building | -  |

Accidental damage

Loss or damage caused by the buildings moving, settling, shrinking, collapsing or cracking

Loss of damage caused by any process of cleaning, repairing, renovating or maintaining the buildings

Loss or damage to swimming pools, tennis courts, patios, paved footpaths, roads, car parks, lamp posts and drives

**SOME POLICY EXTENSIONS TO THE BUILDINGS SECTION INCLUDE:**

- Damage to the property caused by the forced entry of the Emergency Services but not including cover if this is as a result of actual or suspected criminal activities
- Loss of Rent and cost of alternative accommodation
- Loss of keys where they are stolen
- Costs and expenses to find the source of any damage caused to the building by escape of water from fixed water or heating system and then make good. (You must have the insurers written permission)

**ADDITIONAL SECTIONS OF COVER (ONLY OPERATIVE IF SHOWN ON YOUR POLICY SCHEDULE**

**10. Property Owners Liability Section:**

**What is covered?**

Your legal responsibility to pay damages and/or costs to others awarded by any court of law within the geographical limits occurring at the buildings which are the result of accidental bodily injury to anyone or accidental damage to material property caused during the period of insurance.

- arising out of a defect in the buildings;
- incurred by virtue of either Section 3 of the Defective Premises Act 1972 or Section 5 of the Defective Premises Act (Northern Ireland) Order 1975 in connection with any building formerly owned or leased by or the responsibility of you provided that at the time of the incident giving rise to the liability you had disposed of all legal title to an interest in the building.

**What is Not Covered**

- injury to you or any of your employees arising out of and in the course of your business.
- demolition, erection or structural alteration of or addition to new or existing buildings or structures
- Any liability arising from owning vacant land awaiting development or sale.



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### **SOME CONDITIONS APPLICABLE TO ALL SECTIONS OF YOUR POLICY:**

- You must take all reasonable steps to minimise loss or damage to all insured property including keeping the buildings in a good condition and state of repair.
- You **MUST** immediately advise if any buildings with a rebuilding cost of £500,000 or greater becomes unoccupied

### **REPORTING A CLAIM:**

On the happening of an event which could give rise to a claim under this policy, you shall immediately notify JLT Speciality on 0345 266 9660 or alternatively by email on [JLTHousing@broadspiretpa.co.uk](mailto:JLTHousing@broadspiretpa.co.uk) with particulars and proofs as may be reasonably required.

Claims must be notified within 7 days of the event in the case of damage caused by riot, civil commotion, strikes, labour disturbances or malicious persons

### **COMPLAINTS PROCEDURE:**

We aim to provide a first class service to you at all times.

If **you** have an enquiry or complaint arising from **your** Policy, please contact **your** insurance advisor, who arranged the Policy for **you**. If **your** insurance advisor is unable to resolve **your** complaint or it is regarding the terms and conditions of the policy they will refer it to **us**.

If **your** complaint has been referred to **us** and **you** wish to contact **us** direct, please write to the following address, quoting **your** policy number.

Complaints  
Lloyd's Market services  
One Lime Street  
London  
EC3M 7HA  
Telephone: 020 7327 5693  
E-mail: [complaints@Lloyds.com](mailto:complaints@Lloyds.com)

### **FINANCIAL SERVICES COMPENSATION SCHEME**

Lloyd's insurers are covered by the Financial Services Compensation Scheme. **You** may be entitled to compensation from the Scheme if a Lloyd's insurer is unable to meet its obligations to **you** under this insurance.

If **you** were entitled to compensation under the Scheme, the level and extent of the compensation would depend on the nature of this insurance.

### **INSURERS**

Your Insurance Contract is underwritten by certain underwriters at Lloyd's who are authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.

The subscribing underwriter's obligations under contracts of insurance to which they subscribe are several and not joint and are limited solely to the extent of their individual subscriptions. The subscribing underwriters are not responsible for the subscription of any co-subscribing insurer who for any reason does not satisfy all or part of its obligations